

Norbeck Hills Homeowners Association
Board of Directors Meeting
February 21, 2008

Board Members Present: Barbara Beccles
Av Wofsey
Eva Tax
Louie DiPlacido

Excused: Ellsworth Romer

Others Present: Ruchita Patel, Management Agent
Ingrid Romer
Maureen James
Peggy DiPlacido
Jeffery Chavis
C. Kurt Sabate
Gracie Bennett
Theresa Kyne Robinson

Call to Order

The meeting was called to order at 7:05 pm by Barbara Beccles, President.

Our standard operating procedure is that we devote the first hour to our Homeowners Forum. Each homeowner will have 3 minutes to state their business and in return the board will respond. We can disagree but we don't have to be disagreeable. For all new attendees, after the Homeowners Forum is closed you are welcome to stay and listen, but can not participate in any discussions.

Homeowners Forum

Kurt Sabate of Fishermans Court suggested placing stop signs coming out of the courts. Av stated that if stop signs were placed, they would not do anything as far as issuing violations. The only stop signs that are "legal" are the ones that the county installs (sanctioned signs). Ruchita will get pricing and look into possibly having the county sticker the stop signs which would make them sanctioned. Another concern is the 2 "visitor" parking spots that are in Fishermans Court. He wanted to know if there was any rule about homeowners parking their vehicles in that spot. Mr. Sabate suggested that maybe a sign stating that the parking spaces are for visitors only, not homeowners. Barbara Beccles stated that we will take it under advisement.

4317 Sir Walter Rd. reported via the web site that she has been calling the Management office for 4 days to report that when we had those high winds, a tree on the common area fell in their yard and destroyed their children's playground. Av responded to the homeowner and stated that there was a Board meeting coming up and he will talk about it. Ruchita reported that their office tried to decentralize a little and found that they needed to go back to the way it was.

Sherry Callahan of 30 Hines Court, also through the web site, complained about people not picking up after their dogs. She has identified 2 of the addresses. The main culprits are 11 and 16 Hines Ct. They allow their dogs to roam free. Calling animal control does not seem to help. Ruchita spoke to Mrs. Callahan and stated that she would /has sent a letter to the homeowners with a carbon copy to animal control but she also needs to write a letter to animal control because she is the one that is witnessing it. Barbara Beccles also wanted to report 4524 Cannes Lane allowing their dog to roam around free and doing their business on neighbor's lawn.

Ingrid Romer asked about painting the numbers on the parking spaces because they are faded and hard to see. Ruchita replied that this year asphalt, concrete and repainting the fire lanes are slated to be done. A homeowner asked about the liriopie and what was it. Ruchita answered that some of the parking fingers have no grass and we are trialing this ground cover. Barbara Beccles reported that children from 4524 and 4509 Cannes Lane were seen climbing trees and mailboxes. She spoke not only to the children but also to their parents. It is very dangerous and they may fall and hurt themselves.

Board Meeting

First order of business is to approve Board meeting minutes for October 18, 2007. Barbara Beccles stated that in the second paragraph, third line, under Homeowners Forum the word "insights" should be "notes". Av Wofsey made a motion that we approve the minutes with the above change. Eva Tax seconded the motion. The motion was passed unanimously.

MainScapes, Inc., our grounds company, was in attendance to discuss some complaints from the homeowners and what they can do to better their service to the community. One complaint was leaf removal. Another was the wood line that was agreed to be cut back and cleaned up.

Louis DiPlacido announced that he needs to resign from the Board of Directors because of health reasons. It was asked that he put his resignation in writing.

Swim Team

Maureen James reported that they are looking into hiring coaches. They will need to cutback one coach because of budget. Also, they are looking at May for registration dates and would like to include them in the next newsletter. Barbara asked if the financial report has ever been received. Ruchita did receive it and will email everyone a copy.

GOCA

Changes to Georgia Avenue will continue to bring more traffic and will be until 2010. GOCA is concerned because some individuals who thought they wouldn't lose their homes are starting to lose their homes. There are still some petitions against the ICC. GOCA is very upset with the Council members because of some things that were promised and are not happening. The golf club is also planning to do more building. The Cashell Elementary school will be torn down in April, 2008.

Pool Committee

Jeff Chavis looked over the Pool policy. He questioned the pool passes for homeowners and guests. Clarification is needed. It was reported that there is no one to check people in at the gate. There were a number of questions that needed to be worked through. This will be revisited.

AECC

Morris, 43543 Boastfield Lane – approved as written
Sabate, 4409 Fishermans Ct. – approved as written
Durose, 4417 Fishermans Ct. – approved as written
McCann, 17512 Gallagher Way – approved as written
Davis, 17536 Longview Lane – approved as written
Miller, 17641 Longview Lane – approved as written
Hylton, 17643 Longview Lane – approved conditionally. Windows must have grilles in them and be of the same pattern as the original windows.
Cheadle, 17400 MacDuff Ave – approved conditionally. Plans are approved provided that the balcony structure is not constructed.
Bhaskarla, 17405 MacDuff Ave – approved as written
Mulkins, 17301 Sandy Knoll Dr. - approved as written
Delalio, 4300 Scotch Meadow Ct. - approved as written

Av Wofsey made a motion to approve the above named homeowners AECC requests. Eva Tax seconded it and passed unanimously.

Tree Pruning

Av Wofsey made a motion for MainScapes to prune trees in town home sections in the amount of \$3,200.00 along Boastfield Lane, Cannes Lane, Fishermans Court, Gallagher Way, Hines Court, Jenner Court, Longview Lane, Sandy Knoll Drive and phase II of the single family homes, the street-liner trees on Goose Creek Road, Guttenberg Court, MacDuff Avenue and Sir Walter Road in the amount of \$6,170.00.

Eva Tax seconded it and passed unanimously.

Tree and Stump Removal

Av Wofsey made a motion to go with U.S. Lawns proposal as written and in the amount of \$747.00.

Eva Tax seconded it and was passed unanimously.

Violation of Trash Policy

Eva Tax made a motion to deny waving the \$75.00 charge to Dmitry Eliseev at 17501 Gallagher Way for violation of trash policy.

Av Wofsey seconded it and passed unanimously.

Reserve Repairs and Replacements

Ruchita will get bids for replacement of the fence around the tennis courts and the pool area.

Adjournment

The meeting was adjourned at 2120.

Submitted by Eva Tax, Secretary